

**253, 63303 867 Highway
Rural Lac La Biche County, Alberta**

MLS # A2250134



\$265,000

Division:	Fork Lake Estates		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	914 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.82 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Nati		

Heating:	Forced Air	Water:	Cistern
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	24-63-11-W4
Exterior:	Metal Frame, Metal Siding , Mixed	Zoning:	COUNTRY RESIDENTIAL
Foundation:	Block	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures		

Inclusions: wood stove

Welcome to Beautiful Fork Lake Estates! This private, gated property offers year-round living or the perfect weekend getaway. Situated near the scenic fork-shaped Fork Lake—renowned for its Jumbo Yellow Perch fishing—this well-kept 2000 manufactured home features 2 bedrooms, 1 full bath, updated flooring, new windows, and a newer hot water tank. Stay cozy year-round with an updated furnace and enjoy peace of mind with durable metal siding and a new metal roof on both the home and cabin. Step outside to a spacious 34x8 west-facing deck, ideal for relaxing and entertaining. A charming open-concept cabin with woodstove adds extra space for guests or quiet retreats. The 30x24 shop is heated with a woodstove—perfect for projects, storage, or hobbies. Utilities include a 2200-gallon cistern and a 2200-gallon septic system, making it ready for full-time living. Whether you're looking for a serene escape or a low-maintenance permanent home, this property has it all!